

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2013-00041

Zone change from LC Limited Commercial (LC) to GC General Commercial (GC) on approximately .4 acres described as:

Lots 1 and 3, Block 2, Archie Adams Addition, Wichita, Sedgwick County, Kansas.

SUBJECT TO PROTECTIVE OVERLAY #285:

1. The site shall be limited to those uses permitted in the LC zoning district and Manufacturing, General only.
2. The site shall be developed and maintained in conformance with the approved site plan.
3. Manufacturing, General uses on the site shall conform with the UZC Section III.D.6.n. with office, display, wholesale or retail use along the building's Pawnee Street frontage.
4. The site shall conform with all code requirements to include but not limited to zoning, landscaping, building, fire and health.
5. Signs shall be permitted in accordance with the City of Wichita Sign Code for the LC zoning district. No building signs are permitted on the south building facade facing residential zoning.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form: _____
Gary E. Rebenstorf, City Attorney